

14-15 Belgrave Square,
London, SW1

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Attractive Offices With Shared Meeting Facilities

403 sq. ft (37.43 sq. m) - 4,349 sq ft (404.02 sq. m) To Let



Location

14-15 Belgrave Square is situated on the South west side of this magnificent square, close to the junction of West Halkin Street. The property is therefore close to Knightsbridge and Hyde Park Corner Under Ground Stations ([Piccadilly Line](#)) and the transport interchange on Victoria ([Victoria](#), [District](#) & [Circle](#) Underground lines, Gatwick Express and Mainline Rail).

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any service or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

Description

The building has recently been upgraded and the offices redecorated and re-carpeted.

Availability

Floor	Sq. ft	Sq. M
Second Floor (no. 15)	1,377	127.92
Second Floor (no. 14)	779	72.37
First Floor	1,790	166.30
Ground Floor	403	37.43
TOTAL	4,349	404.02

Term

The offices are available on new flexible leases for a term by arrangement.

Rent

Second floor (no. 15) - £59.50 per Sq. ft

Second floor (no. 14) - £59.50 per Sq. ft

First Floor – Rent on application

Ground floor - £72.50 per Sq. ft

The rent will be subject to annual RPI increases.



Business Rates

The Business Rates are estimated at £24.09 per sq ft for the year 2018/2019.

Service Charge

The Service Charge is fixed at £12.50 psf + a sinking fund contribution. This will be subject to annual RPI increases.

VAT

This property is elected for VAT purposes.

Legal Costs

Each party to be responsible for their own costs in relation to this transaction.



Amenities

- Redecorated throughout
- Central heating
- Automatic passenger lift
- Ground floor reception facilities
- Direct access to shared terrace (Ground floor)
- Shared meeting facilities available by arrangement
- Re-carpeted throughout
- Kitchen facilities
- Access to Belgrave Square Gardens



Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

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